

April 25, 2018

**CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING**

Management Team

Attn: Ms. Shana Bonstin
Principal City Planner, Central Project Planning
200 North Spring Street, Room 621
Los Angeles, CA 90012

Re: Request for General Plan Amendment ("GPA") Initiation
1330 W. Pico, 1308-1346 S. Albany Street, Los Angeles, California 90015

Dear Shana:

Psomas respectfully submits for your consideration a request for the Department of City Planning to initiate a GPA on behalf of our client, 1237 7th Street Associates, LLC ("Applicant"). Located on 2.6 acres at the edge of Pico-Union and directly across (west of) the CA-110 freeway from the Los Angeles Convention Center at the southeast corner of Pico Boulevard/Albany Street (see ZIMAS map, attached), the project proposes a mixed-use development consisting of 559 residential condominium units, a 1,008-room hotel, 140,000 square feet of office space, and 270,409 square feet of nonresidential (retail/amenities) space (the "Project"). In order to achieve the desired development, the Applicant requires a GPA to the Westlake Community Plan's land use designation from "Commercial Manufacturing" to "Regional Center Commercial" (with a corresponding zone change from CM-1-HPOZ to C2-4).

The City Council has separately initiated a process to remove the Site from the Pico-Union Historic Preservation Overlay Zone and once that happens, the HPOZ suffix would be removed from the zoning designation.

Currently Footnote No. 2 to the General Plan Land Use Map limits the Regional Center Commercial Designation to Height District No. 2. The Applicant requests an amendment to Footnote No. 2 to allow Height District No. 4 on the subject property.

Presently on the site, there are existing, outmoded, two-story industrial structures. No manufacturing is currently occurring on the site, and the building has not been used for manufacturing for many years. Most recently, the existing building was used as the headquarters for the Los Angeles Unified School District Police department (an office use). The building is currently vacant.

In keeping with City's policy goals to promote affordable housing, the Project proposes to set aside 11 percent of the total units as "affordable" to Very Low-Income residents. By providing this affordable housing set-aside, the Project intends to achieve its desired height of 470 feet and 620 feet in two towers and FAR (13:1) through the requested zone change.

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Finally, the Project reflects a financial commitment of approximately \$1 billion to an area that has long been ignored. Construction of the Project will result in off-site infrastructure improvements (e.g., sidewalks) and, based on an economic impact study commissioned by the Applicant, is anticipated to generate approximately 5,000 FTE construction-related jobs. Once developed, the proposed Project is expected to sustain a variety of jobs, totaling approximately 1,000 and ranging from professional office workers to hotel/service-workers to creative/technology.

It is critical to keep in mind that the Applicant intends to build a world-class, mixed-use project that will help brand the Convention Center and surrounding community.

Thank you for your consideration of this exciting and place-making project. We look forward to your decision.

Sincerely,

PSOMAS

Joel B. Miller

Attachments

cc: Gerald Gubatan, Office of Councilman Gil Cedillo - Council District 1 (via email: gerald.gubatan@lacity.org)
David Garcia, 1237 7th Street Associates, LLC (via email: david@sandstoneproperties.com)
Alfred Fraijo, Sheppard Mullin (via email: david@sandstoneproperties.com)
Paul Garry, Psomas